

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R41799

57/58

Property Information

property address: 1230 S COLLEGE AVE

legal description: SMYTHE #2, BLOCK 1, LOT 3 & 4

owner name/address: FORREST, ROBERT J

3011 WESTWOOD MAIN DR

BRYAN, TX 77807-3216

full business name: Woody's Adult Toys & Gifts Super Store

land use category: Comm - Retail

type of business: Adult Sales

current zoning: SC-B

occupancy status: occup.

lot area (square feet): 20100

frontage along Texas Avenue (feet): NA

lot depth (feet): 195

sq. footage of building: 3250

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

NO

NO NO

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): metal frame

building/site condition: 3 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) pipe fence around building, shipping containers
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☒ dilapidated ☐ abandoned ☐ in-use

of signs: 1 type/material of sign: metal

overall condition (specify): possible historic sign, below average

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking see R41799

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 3

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 9x20

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no
comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no NO

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☐ yes ☒ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☒ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

